

Foundation

- Engineered Post Tension Foundation

Driveway

- Rebar reinforced driveway with 4" thick 3000 psi concrete
- When applicable we pour an extra wide driveway of twenty-four feet (24')

Brick

- Primarily AllState Brick

HardiePlank Lap Siding, Soffit, & Trim

- Resistant to impact damage from projectiles such as golf balls, baseballs, and rocks
- Realistic wood grain cedar texture
- Doesn't contain natural salts and minerals which sometimes discolor

LodgePole Pine Tongue-and-Groove Patio Ceilings

- Stained and Sealed LodgePole Pine
- Outdoor Porch & Patio Ceilings

CertainTeed Landmark Series Designer Roofing Shingles - 30 Year Shingles

- Engineered to provide exceptional performance and protection
- Lasting beauty and authentic appeal of a wood shake roof achieved through an industry-best in class engineered asphalt shingle
- Exclusive StreakFighter protects the roof from streaking caused by airborne algae
- Dual-layered for extra dimensionality and protection from the elements
- Independently certified as meeting the highest quality standards for roofing

Emerald Exterior Sherwin-Williams Paint

- Finest exterior paint and exceptional market-leading durability
- Provides an excellent mildew and moisture resistant coating
- Extreme resistance to blistering, peeling, and fading

Emerald Interior Sherwin-Williams Paint

- Exceptional durability and washability
- Outstanding scrub, stain, block, water spotting and burnish resistance
- Meets the most stringent VOC regulations
- Antimicrobial agents inhibit the growth of mold and mildew on the paint surface

Appliance Package Kitchen & Laundry

- Whirlpool Electric Range – Black-on-Stainless
- Whirlpool Built-In Dishwasher – Monochromatic Stainless Steel
- Whirlpool Over-the-Range Microwave - Black-on-Stainless
- Whirlpool Side-by-Side Refrigerator - Monochromatic Stainless Steel
- Amana Top Load Washer – White
- Amana Electric Dryer – White

Canva-Vac Signature Central Vacuum System

- High-Efficiency HEPA Filtration System captures up to 99.97% of allergens at .3 micron
- LS 550 Powerhead features a dirt sensor that shows when your floor surface is dirty or clean
- Cooling Intake Muffler circulates fresh air during operation, allowing the motor to stay cool for a longer life and quiet operation
- Industry Leading 10 Year Warranty for ultimate in peace of mind

Lighting & Fans

- Kichler Large Room Fan – Brushed Nickel – Family Room & Bedrooms
- Three Bulb Bathroom Vanity Light – Brushed Nickel
- Single Bulb Wall Sconce – Brushed Nickel
- Recessed 6" LED Lights – White Trim Bedroom Closets & Laundry
- Mid-Sized Chandelier – Brushed Nickel – Dining Room
- Kichler Outdoor Ceiling Mounted Light - Tannery Bronze Front Porch, Rear Patio, & Storage
- Recessed 6" LED Lights – White Trim – Kitchen, Dining, & Living
- Recessed 6" LED Lights – White Trim – Bedrooms

Plumbing Kitchen & Bathrooms

- Blanco Double Bowl Kitchen Sink – Truffle
- Pfister Pull-Out Spray Kitchen Faucet – Stainless Steel
- In-Sink-Erator Garbage Disposal – Black
- Sterling Performa Soaking Tub – White
- PROFLO Undermount Bathroom Sink – White
- PROFLO Centerset Bathroom Sink Faucet – Brushed Nickel
- PROFLO Single Handle Tub & Shower Faucet – Brushed Nickel
- PROFLO Two Piece Toilet
- PROFLO Toilet Paper Holder – Brushed Nickel
- PROFLO Towel Ring – Brushed Nickel
- PROFLO Towel Bar & Robe Hook – Brushed Nickel

Windows

- Vinyl Frame - White, Insulated Glass, Clear Tint, Low-E Glass, and 3050 Single Hung
- U-Factor: 0.33, SHGC: 0.23, and VT: 0.45
- Mesh Screen – Charcoal Fiber

Spray Foam Insulation Specifications: Exterior Walls (R-19) & Roof Deck (R-30)

- 2" x 6" Exterior Wall Framing
- Icynene Spray Foam Insulation
 - Provides quiet comfort by reducing noise from outside including air traffic and motor traffic. Significantly reduces noise from plumbing pipes.
 - Mold protection enhanced due to reduction of moisture traveling through walls, floors, and ceilings.
 - Fewer drafts and greater efficiency via air sealing through spray foam. This process eliminates the risk of unwanted cold drafts and high heating bills in winter and stuffy, humid rooms in summer. The process also creates more even temperatures resulting in greater comfort and a reduction in energy consumption.
 - Breathe easier due to the fact Icynene spray foam insulation works to help improve indoor air quality by minimizing the amount of pollutant and allergens that enter your home. Plus, the amount of dust, humidity and exhaust fumes is reduced for a more comfortable living space.
 - Deter pests via spray foam because it is not considered a source of food or nesting material for rodents, termites, and small animals like conventional insulation material.
- Building Envelope Icynene Spray Foam Insulation Protocols
 - Foam seal all windows, doors, top and bottom plate penetrations
 - Full Fill all exterior 2" x 6" walls, hot walls, and gables
 - Full Fill the roof deck and flash all rafter faces and bridge foam under roof deck

Electrical

- Square D Main Breaker Load Center

HVAC

- 2.0 Ton Comfortmaker Inverter 18 SEER Heat Pump & A/C System with Media Air Cleaner
 - Up to 19 SEER cooling efficiency & Up to 11 HSPF heating efficiency
 - Variable-speed compressor for the ultimate in quiet and efficient operation
 - Superior summer dehumidification
 - High leaving temperatures in the cold months for increased efficiency
 - Multi-speed fan motor for even temperatures
 - SoftSound and SmartSense Technology
 - 10-Year No Hassle Replacement & Parts Limited Warranty

Water Heater

- Residential Upright Electric Water Heater
- 50 Gallon Capacity
- Fast acting surface-mount thermostat with high limit energy cut-off for safety
- Direct heat transfer with immersed elements transfers heat directly and efficiently to the water
- Sediment reducing device that also increases first hour delivery of hot water while minimizing temperature build-up in tank
- Vitraglas Lining – an exclusively engineered enamel formula that provides superior tank protection from the highly corrosive effects of hot water
- Protective magnesium anode rod provides added protection against corrosion for long-term, trouble-free service

Flooring

- Mohawk RevWood Plus Engineered Laminate Flooring
 - Resists stains, scratches, and dents while offering all the beauty of wood floors
 - Waterproof for easy cleaning
 - All Pet Plus Protection
 - Ultra-Quiet Underlayment
 - Throughout House

Custom Cabinets, Closet Systems, & Barn Doors

- Custom 3/4" Birch Plywood Cabinets: Kitchen, Bathrooms, & Laundry
- Undermount Full Extension Drawer Hardware
- Soft Close Drawers & Doors
- Comfort Height Master Bath Vanity
- Element Stainless Steel Cabinet Bar Pulls
- Closet Organized Systems all Bedrooms
- Custom Designed, Built, Stained, and Sealed Barn Doors

Quartz Countertops

- Resistant to scratch, heat, impact and the corrosive chemical agents such as: acids and common cleaning solvents
- Certified by NSF for food safety (ANSI 51) and certified by GreenGuard as being safe for indoor air quality and free of volatile organic compounds.
- Stain resistant and can be cleaned using mild soap with warm water. Doesn't need to be resealed and sustains its superior features resulting in very low maintenance countertops
- Environmentally friendly, prevents mold growth, and are anti-bacterial

Lawn, Landscape, & Fencing

- Full Front, Side, and Front lawn to be sod the width and depth of the property
- Landscape beds and plant material will be installed on the front of the house in front of the master bedroom windows and dining room windows. The landscape beds will be approximately 4' deep
- Pressure treated fencing and gate material will be installed on sides and rear of house along property line or a maximum of 25 feet from the side wall of the house, whichever is less.